

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1302.3.B(2)(8.3) to permit side yard set back of 8 feet instead of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
I would like to build a garage to house both my car and my camping trailer. In order to do this I have to turn the trailer sideways which would require a 14' garage. This would cause the rear corner of the garage to reduce the side yard by 2 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Evelyn W. Sergeant
Signature Evelyn W. Sergeant
Address Jimmie C. Sergeant
(Type or Print Name)
Signature Jimmie C. Sergeant
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 9th day of June, 1981, at 2:30 o'clock P.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner of Gateridge Rd. and Harlow Ct., 8th District : OF BALTIMORE COUNTY
EVELYN W. SERGEANT and : Case No. 81-207-A
JIMMIE SERGENT, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of June, 1981, a copy of the foregoing

Order was mailed to Evelyn W. Sergeant and Jimmie C. Sergeant, 1 Harlow Court,

Cockeysville, Maryland 21093, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Jimmie C. Sergeant
1 Harlow Ct.
Cockeysville, Md. 21030

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of April, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Jimmie C. Sergeant, et ux

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Jimmie C. Sergeant
1 Harlow Court
Cockeysville, Maryland 21030

RE: Item No. 184
Petitioner - Jimmie C. Sergeant, et ux
Variance Petition

Dear Mr. & Mrs. Sergeant:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

May 12, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #184 (1980-1981)
Property Owner: Evelyn W. & Jimmie C. Sergeant
S/W corner Gateridge Rd. & Harlow Court
Acres: 78.87/113.14 x 97.46/123.12
District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreements #86504 and #86610, executed in conjunction with the development of Springdale, of which this property comprises Lot 16, Block D, "Plat 2, a Part of Section I and Section II Springdale", recorded O.T.G. 31, Folio 147.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 184 (1980-1981).

Very truly yours,

ROBERT S. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

U-SW Key Sheet, 65 NE 1 Pos. Sheet
NE 17 A Topo, 52 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GENDER
DIRECTOR

May 25, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #184, Zoning Advisory Committee Meeting, April 14, 1981, are as follows:

Property Owner: Evelyn W. & Jimmie C. Sergeant
Location: SW corner Gateridge Road & Harlow Court
Acres: 78.87/113.14 x 97.46/123.12
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
Zoning Commissioner
TO: Date: May 27, 1981
FROM: Michael S. Flanagan, Engineer Associate II
SUBJECT: Zoning Comments

With reference to ZAC meeting of April 14, 1981, the Department of Traffic Engineering has no comments for items #184, 185, 186 and 187.

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: May 25, 1981

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-207-A Item 184

Petition for Variance
Southwest corner of Gateridge Road and Harlow Court
Petitioner: Evelyn W. Sergent and husband

Eighth District

HEARING: Tuesday, June 9, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

MEG:JGH:ab



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

May 28, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. Jimmie C. Sergent
1 Harlow Court
Cockeysville, Maryland 21093

RE: Petition for Variance
SW/c Gateridge Rd., & Harlow Ct.
Case No. 81-207-A

Dear Mr. and Mrs. Sergent:

This is to advise you that \$47.63 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

Mr. and Mrs. Jimmie C. Sergent
1 Harlow Court
Cockeysville, Maryland 21093

May 11, 1981

NOTICE OF HEARING

RE: SW/corner Gateridge Rd. & Harlow Ct.
Petition for Variance - Case #81-207-A

TIME: 9:30 A.M.

DATE: Tuesday, June 9, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WEH:klr

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

June 11, 1981

Mr. & Mrs. Jimmie C. Sergent
1 Harlow Court
Cockeysville, Maryland 21093

RE: Petition for Variance
SW/corner of Gateridge Road and
Harlow Court - 8th Election District
Evelyn W. Sergent and husband -
Petitioners
NO. 81-207-A (Item No. 184)

Dear Mr. & Mrs. Sergent:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:eri

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 5/24/81

Posted for: Petition for Variance

Petitioner: Evelyn W. Sergent & Jimmie C. Sergent

Location of property: SW corner Gateridge Rd. & Harlow Ct.

Location of Signs: Survey intersection of Gateridge and Harlow

Remarks: None

Posted by: Brian Coleman Signature Date of return:

Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 1 day of April, 1981.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

Item # 184

Petitioner Jimmie C. Sergent Submitted by Same

Petitioner's Attorney Reviewed by ucn

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1981

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 21st day of May, 1981, the first publication appearing on the 21st day of May, 1981.

THE JEFFERSONIAN
S. Frank Shuster
Manager
Cost of Advertisement, \$ 19.75

Petition for Variance

8th District
ZONING: Petition for Variance
LOCATION: Southwest corner of Gateridge Road and Harlow Court.
DATE & TIME: Tuesday, June 9, 1981, at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit side yard set back of 8 feet instead of the required 10 feet.
The Zoning Regulation to be accepted as follows:
"From 1802.3.B (208.3) Baltimore side yard set back in D.R.S.S. Zone."
All that parcel of land in the Eighth Election District of Baltimore County, beginning on the southwest corner of Gateridge Road and Harlow Court, extending 90.0 ft. on the south side of Harlow Court and 71.41 ft. on the west side of Gateridge Road as recorded in the land records of Baltimore County in Plat Book 31 Folio 147 lot No. 16 of Plat 2 Sections 1 and 11 of Springdale, otherwise known as 1 Harlow Court.
Being the property of Evelyn W. Sergent and husband, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, June 9, 1981, at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF:
William E. Hammond
Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., May 21, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 31st day of May, 1981.
Publisher.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: ucn	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case:	Map # 3D									

Item # 184

RECEIVED
BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

DATE: May 6, 1981

AMOUNT: \$25.00

ACCOUNT: 01-662

NO. 097277

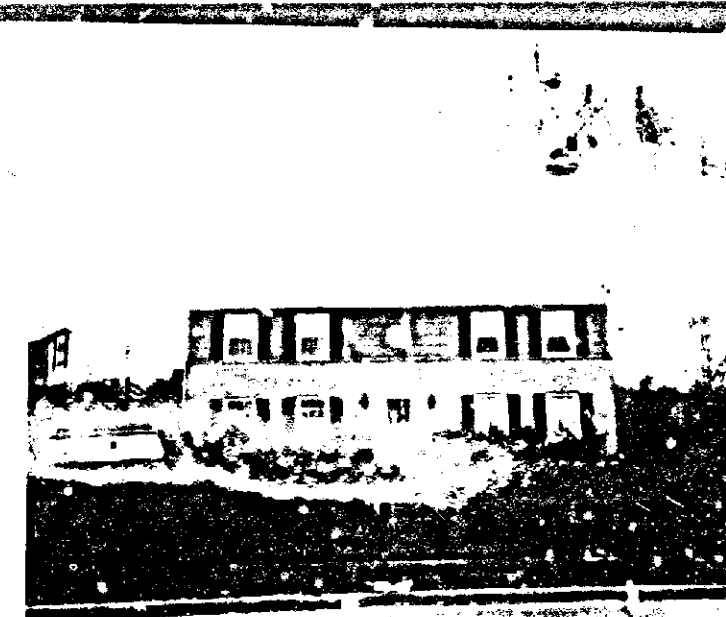
RECEIVED
BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

DATE: 6/9/81

AMOUNT: \$47.63

ACCOUNT: 01-662

NO. 096921



Plat for 1 Harlow Court
to accompany an
application for a
zoning variance.

Lot # 16
Plat # 2
Section I+II
Springdale
Book 31, Folio 147

All buildings
shown all easements

Electric &
Phone Line
10' Drainage Utility
Easement

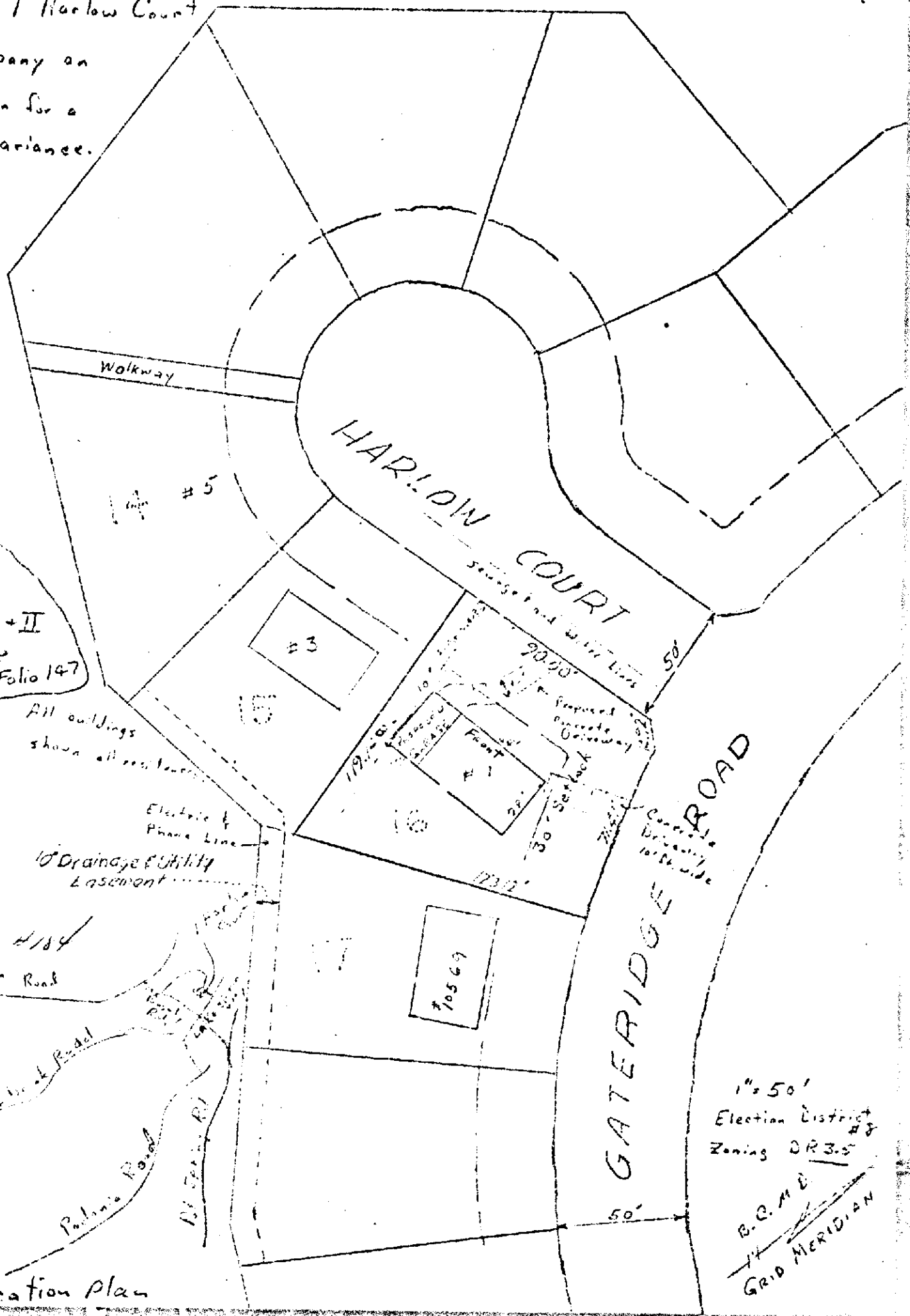
Item #184
Warren Road

Gate Ridge Road

Palmer Road

W. Terry Rd

Location Plan



1" = 50'
Election District #8
Zoning DR 3.5
B.C.M.E.
1/4 GRID MERIDIAN